

This instrument was prepared by

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Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand (15,000) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James R. Tippins and wife, Kay E. Tippins  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edward J. Marino and wife, Marie Marino

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, run thence East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 40.04 feet to the point of beginning, thence continue along the northerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 1,286.23 feet to the N.E. corner of the N.E.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of said section; thence turn an angle to the right of 87 degrees 40' 30" and in a southerly direction along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 305.04 feet; thence turn an angle to the right of 92 degrees 22' 30" and in a westerly direction for a distance of 1,285.93 feet; thence turn an angle to the right of 87 degrees 33' and in a northerly direction parallel with the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and 40 feet east of said west line for a distance of 303.87 feet to the point of beginning. Situated in Shelby County, Alabama, being 8.98 acres.



19710216000006400 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/16/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
CLERK OF THE COURT  
U.C.C. FILE  
REC. EX. 2 FILE AS SPOKIN  
13 FEB 16 AM 6:13  
13 FEB 16 AM 6:13

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~nx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~xx~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10th day of February, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Tippins (Seal)

Kay E. Tippins (Seal)

General Acknowledgment

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Tippins and wife, Kay E. Tippins, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of February, A. D., 1971

Notary Public